Karen Johnson Davidson County
Batch# 1262698 DEEDQC
04/21/2025 12:42:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250421-0030135

THIS INSTRUMENT PREPARED BY:

BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Chun Fu and Tsuo Chuan Fu, Co-Trustees of the Fu Family Trust 207 3rd Avenue North, Unit 101 Nashville, TN 37201	Same	093-02-3D-001.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, we, CHUN FU and TSUO CHUAN FU, husband and wife, and HSIANG CHUAN FU (collectively, the "Grantor"), hereby quitclaim and convey to CHUN FU and TSUO CHUAN FU, as Co-Trustees of the FU FAMILY TRUST, dated March 20, 2025, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of their right, title and interest in that certain real property in Davidson County, Tennessee described on Exhibit A attached hereto.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this ___ day of MAR 20 2025, 2025.

CHUN FU

TSUO CHUAN FU

HSIANG CHUAN FU

~~STATE OF~~ Taiwan
~~COUNTY~~ City of Taipei
American Institute in ~~Taiwan, Taipei Office~~ } ss

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Chun Fu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this _____ day of MAR 2 0 2025 2025.

Marc A. Monroig
Consular Officer

Notary Public
My Commission Expires: Indefinite

~~STATE OF~~ Taiwan
~~COUNTY~~ City of Taipei
American Institute in Taiwan, Taipei Office } ss

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Tsuo Chuan Fu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this _____ day of MAR 2 0 2025, 2025.

Marc A. Monroig
Consular Officer

Notary Public
My Commission Expires: Indefinite

~~STATE OF~~ Taiwan
~~COUNTY~~ City of Taipei
American Institute in ~~Taiwan, Taipei Office~~ } ss

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Hsiang Chaun Fu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this _____ day of MAR 2 0 2025 2025.

Marc A. Monroig
Consular Officer

Notary Public
My Commission Expires: Indefinite

~~STATE OF~~ Taiwan
~~COUNTY~~ City of Taipei
American Institute in Taiwan, Taipei Office } ss

The actual consideration for this transfer is $0.

Affiant HSIANG CHUAN FU

Subscribed and sworn to before me, this ____ day of MAR 20 2025, 2025.
By Hsiang Chuan Fu

Marc A. Monroig
Consular Officer

Notary Public
My Commission Expires: Indefinite

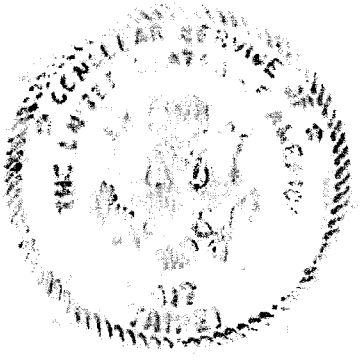


EXHIBIT A

A certain Condominium Unit in Davidson County, Tennessee, being Unit No. 101 in a Horizontal Property Regime as shown on the condominium site plat of the 207 Third Avenue North Condominiums, as shown on Exhibit "B" of the Master Deed for The Phoenix Loft of record in Instrument No. 20040701-0078141, and as amended by Amended and Restated Master Deed for The Phoenix Loft in Instrument No. 20050907-0107157, and Instrument No. 20051019-0125906, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed. Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Tsuo Chuan Fu and husband, Chun Fu, and Hsiang Chuan Fu, from The Phoenix Loft, LLC by Warranty Deed dated December 15, 2005, of record in Instrument No. 20060106-0002502, and recorded on January 6, 2006, Register's Office for Davidson County, Tennessee.

The above description is the same as in the prior deed.

This is improved property known as 207 3rd Avenue North, Unit 101, Nashville, TN 37201.

46755746.2

Certificate of Authenticity

I, Lucretia Albert, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 17, 2025.

Date

Lucretia Albert

Affiant Signature

04/21/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of April, 2025

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

202504210030135